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PLANNING DEPARTMENT  
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13212 70th Avenue NE  
Kirkland WA 98034  
April 3, 2015

Mr. Scott Guter  
City of Kirkland  
Planning and Community Development Department  
123 Fifth Avenue  
Kirkland WA 98033

Re: Application No. SAR15-00189

Dear Mr. Guter,

We are writing this letter as concerned citizens of our neighborhood and property. Our concerns center on the wetlands health and how it affects steep slope stability/instability/safety of the ravine which is part of our property. As regular citizens, we don't know the scientific terminology as it pertains to wetlands, or have knowledge of specific construction methods related to the proposed development. We feel that we do have common sense observations and concerns.

We have lived on the ravine for 38 years: 1977 - 1985 at 7020 NE 132nd and 1985 to the present at the above address. Our property is on the side of the ravine opposite the proposed development. The diagram of the proposed driveway seems to show it going through the bottom of the ravine (wetlands) and close to the base of our steep slope side of the ravine before curving back around. We would assume that heavy equipment will be needed to construct the project, and that impervious surfacing will be involved in the completed project. Also that tree removal will be required. These factors give us great concern about the ability of the wetlands below to remain healthy, and the ability of the slope to remain stable with construction activity, and interference with the wetlands (I.E.: native vegetation, drainage/flooding issues).

When we were first here, there were four properties to the north and east of the ravine, including ours. There are now eleven. On the east side of 72nd Lane, there are at least 3 additional properties since 1977. These 14 additional properties all have created more runoff into the ravine. In addition, we believe the development of five homes to the NE of us was required, in addition to that property, to include drainage from wetlands across 72nd Ave NE, in Big Finn Hill Park. This was accomplished with a huge vault, and pipes going across our property and into the bottom of the ravine/wetlands.

We did give an easement for that project, feeling that King County would monitor closely and know what were appropriate procedures. It's not that we don't realize development

happens. The county came out after the land was cleared and was not pleased with the number of trees removed. It is my understanding that some flooding has occurred in the wetlands since this was built, and repairs have been needed. We worry that developers push the boundaries of guidelines, and then ask "forgiveness" after the fact. And that the overseeing agency is probably undermanned to be able to monitor in a timely manner what is being done.

In our years here, the property in question has been sold and resold several times, always with the intention of development. Previous owners have given up on their own. Surely there were good reasons. Now with the current emphasis on steep slope stability and wetlands preservation, we would think that this would only add to any past problems and concerns regarding this property.

In conclusion, we are not in favor of the construction proposed in the application under consideration.

Steven Alben

A handwritten signature in cursive script that reads "Steven Alben".

Jeri Alben

A handwritten signature in cursive script that reads "Jeri Alben".